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प्रारूप विकास योजना - जितूर (सुधारीत) (ज.परभणी)
महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे
कलम - ३१ अन्वये मंजुरीबाबत.

अधिसूचना

महाराष्ट्र शासन
नगर विकास विभाग

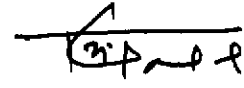
क्र.टिपीएस-३११०/१००२/प्र.क्र.२२६/२०१०/नवि-३०

मंत्रालय, मुंबई-४०००३२.

दिनांक **28 APR 2011**

शासन निर्णय :- सांबतची अधिसूचना व सूचना महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने.



(शिवाजी पाटणकर)

महाराष्ट्र शासनाचे अवर सचिव

प्रति,

- १) विभागध्यक्ष आयुक्त, औरंगाबाद विभाग, औरंगाबाद
- २) संचालक, नगररचना, महाराष्ट्र राज्य, पुणे.
- ३) जिल्हाधिकारी, परभणी
- ४) उप सचिव (नगर रचना) नगर विकास विभाग, मंत्रालय, मुंबई
- ५) उप संचालक, नगररचना, औरंगाबाद विभाग, औरंगाबाद
(त्यांना विनंती करण्यात येते की, सांबतच्या अधिसूचनेनुसार विकास योजनेच्या नकाशाच्या प्रती
अधिप्राप्तीत करण्याकरीता शासनास सादर कराव्यात.)
- ६) सहाय्यक संचालक, नगररचना, परभणी शाखा, परभणी
- ७) मुख्याधिकारी, जितूर नगरपरीषद, जितूर जि. परभणी
- ८) सहाय्यक संचालक, माहिती व जनसंपर्क संचनालय, मंत्रालय, मुंबई.

(त्यांना विनंती करण्यात येते की, प्रस्तुत सूचना क्रं. टिपीएस-३११०/ १००२ /प्र.क्र.२२६(B)/
२०११/ नवि-३०, दि. २८/०४/२०११, खालील सूचनाप्रमाणे जाहोरात म्हणून कृपया प्रसिध्द
करण्यात यावी. सदर सूचना कोणत्या दिनांकास प्रसिध्द करण्यात आली आहे. त्याबाबतची

माहिती शासन, संचालक नगररचना, महाराष्ट्र राज्य, पुणे व उपसंचालक नगररचना, औरंगाबाद विभाग, औरंगाबाद यांना द्यावी.)

- १ जाहीरात देणाऱ्या कार्यालयाचे नांव - नगर विकास विभाग, मंत्रालय, मुंबई-३०.
- २ जाहीरात कोणत्या दिनांकापर्यंत द्यावयाची आहे. - तात्काळ
- ३ प्रसिध्दीचे स्वरूप - स्थानिक
- ४ कोणत्या जिल्ह्यात - परभणी जिल्ह्यात
- ५ किती वृत्तपत्रात - एका मराठी व एका इंग्रजी वृत्तपत्रात
- ६ वृत्तपत्राचे नांव - सर्वाधिक खपाच्या वृत्तपत्रात
- ७ कितीवेळा - एकदा
- ८ जाहीरात खर्चाचे दायक कोणत्या अधिकाऱ्याकडे पाठवावयाचे त्याच्या कार्यालयाचे नांव व संपूर्ण पत्ता - मुख्याधिकारी, जिल्हा नगरपरिषद, जिल्हा परभणी

९) व्यवस्थापक, शासकीय मुद्रणालय, व ग्रंथागार, औरंगाबाद विभाग, औरंगाबाद

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासन राजपत्राच्या औरंगाबाद विभागाय पुरवणीमध्ये प्रसिध्द करून त्याच्या प्रत्येकी ५ प्रती या विभागास व संचालक, नगररचना, पुणे यांना पाठवाव्यात.)

- ✓ १०) कक्ष अधिकारी, नवि-२९ नगर विकास विभाग, मंत्रालय, मुंबई.
(यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रसिध्द करावी.)
- ११) निवड नस्ती, कार्यासन नवि-३०.

Development Plan of Jintur (Revised)
Sanction under section 31 of the
Maharashtra Regional & Town Planning
Act, 1966.

NOTIFICATION

GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai - 400 032
Dated :- 2.8. March, 2011

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.TPS-3110/1002/CR-226(A)/2010/UD-30:- Whereas, the Jintur Municipal Council (hereinafter referred to as the "said Municipal Council") being the Planning Authority (hereinafter referred to as the "said Planning Authority") for the area within its jurisdiction under clause (19) of section 2 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as the "said Act") by its Resolution No.2 dated 12/01/2005 has declared its intention under section 38 read with sub section (1) of section 23 of the said Act to prepare Draft Development Plan for the entire area within its jurisdiction (hereinafter referred to as the "said Area") and Notice of such declaration was published in the Maharashtra Government Gazette Aurangabad Division, Aurangabad supplement dated 06/03/2006;

And whereas, the said Municipal Council after carrying out survey of the said area as required under section 25 of the said Act, prepared and published a Notice regarding preparation of Draft Development Plan in Maharashtra Government Gazette, Aurangabad Division, supplement dated 23/10/2008 at Page No. 45 inviting Objections and Suggestion to such Draft Development Plan for the said area (hereinafter referred to as the "said Development Plan") prepared by it under sub section (1) of section 26 of the said Act;

And whereas, the said Municipal Council after considering Suggestions and Objections received from the general public modified the said Development Plan and submitted it to the State Government for sanction vide Municipal Council letter dated 16/10/2009;

And whereas in accordance with provision of sub section (1) of section 31 of the said Act, the said Development Plan is required to be sanctioned by the State Government not later than one year from the date of receipt from the Planning Authority or within such further period extended by the State Government in accordance with the proviso to the sub section (1) of section 31 of the said Act;

And whereas in accordance with the provision of sub section (1) of section 31 of the said Act, the State Government, after making necessary enquiry and after consulting with the Director of Town Planning, Maharashtra State, Pune, has decided to sanction the said Development Plan in part with modifications and excluding the substantial modifications (excluded part) listed in Schedule Part-II (hereinafter referred to as "the said Excluded Part");

Now therefore, in exercise of the power's conferred by sub-section (1) of section 31 of the said Act, and of all other powers enabling it in that behalf, Government of Maharashtra hereby-

(a) sanctions the part of the said Development Plan of Jintur (Revised) under section 30 subject to the modifications mentioned in the schedule-1 enclosed herewith and shown in orange verge on the said Development Plan and excluding the said excluded part i.e. proposed modifications to Development Control Rules of Jintur.

(b) fixes ~~..... April~~ ^{15 May}, 2011 to be the date on which final Development Plan for the area of Jintur Municipal Council (excluding the said excluded part of the Draft Development Plan) shall come into force.

(c) the aforesaid final Development Plan of Jintur (excluding the said excluded part) as sanctioned by the State Government with modifications shown in orange verge is kept open for inspection by the public during working hours on all working days for a period of one year in the office of the Jintur Municipal Council, Jintur.

(d) extends the period for according sanction to the said Draft Development Plan of Jintur (Revised) for a period upto and inclusive of ~~March~~ ^{28 April}, 2011.)

This Notification is also available on Departments web site [WWW.urban Maharashtra.gov.in](http://WWW.urban.Maharashtra.gov.in)

By order and in the name of Governor of Maharashtra,



(Shivaji Patankar)

Under Secretary to Government

SCHEDULE OF MODIFICATIONS

Development Plan, Jintur (Revised)

Schedule of modifications of Substantial Nature

Accompaniment of Notification No. TPS-3110/1002/CR-226(A)/2010/UD-30

Dated 28. APR, 2011.

Part - I

Sr. No.	Modification No	Site No./ Location	Proposal as per plan published under Section 26 of the Maharashtra Regional & Town Planning Act 1966	Proposal as per plan submitted to Government for sanction under Section 30 of the Maharashtra Regional & Town Planning Act 1966	Proposal as approved by the Government under section 31 of the Regional & Town Planning Act 1966
1	2	3	4	5	6
(1)	M-1	S.No.178	Green Zone	Residential Zone	The land under S.No.178 is retained as Green Zone as published u/s 26.

Development Plan of Jintur (Revised)
Sanction under section 31 of the
Maharashtra Regional & Town Planning
Act, 1966.

NOTICE

GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai - 400 032

Dated 28 APR 2011

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.TPS-3110/1002/CR-226(B)/2010/UD-30:- Whereas, the Jintur Municipal Council (hereinafter referred to as the "said Municipal Council") being the Planning Authority (hereinafter referred to as the "said Planning Authority") for the area within its jurisdiction under clause (19) of section 2 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as the "said Act") by its Resolution No.2 dated 12/01/2006 has declared its intention under section 38 read with sub section (1) of section 23 of the said Act to prepare Draft Development Plan for the entire area within its jurisdiction (hereinafter referred to as the "said Area") and Notice of such declaration was published in the Maharashtra Government Gazette, Aurangabad Division, Aurangabad supplement dated 06/03/2006;

And whereas, the said Municipal Council after carrying out survey of the said area as required under section 25 of the said Act, prepared and published Notice regarding preparation of Draft Development Plan in Maharashtra Government Gazette, Aurangabad Division, supplement dated 23/10/2008 at Page No. 45 inviting Objections and Suggestion to such Draft Development Plan for the said area (hereinafter referred to as the "said Development Plan") prepared by it under sub section (1) of section 26 of the said Act;

And whereas, the said Municipal Council after considering Suggestions and Objections received from the general public modified the said Development Plan and submitted it to the State Government for sanction vide Municipal Council letter dated 16/10/2009;

And whereas in accordance with provision of sub section (1) of section 31 of the said Act, the said Development Plan is required to be sanctioned by the State Government not later than one year from the date of receipt from the Planning Authority or within such further period extended by the State Government in accordance with the proviso to the sub section (1) of section 31 of the said Act.

And whereas, the Government of Maharashtra vide Urban Development Department's Notification No. TPS-3110/1002/CR-226(A) dated 28 April, 2011 has sanctioned the part of the said Development Plan of Jintur excluding some part i.e. proposed modifications to DCR of Jintur (hereinafter referred to as "the said Excluded Part");

5
6
7
And whereas, the Govt. of Maharashtra has proposed certain modifications numbered as EP-1, EP-2etc. in the said excluded part of the said Development Plan of Jintur which are of substantial nature;

Now therefore, in exercise of the power's conferred by sub-section (1) of section 31 of the said Act, and of all other powers enabling it in that behalf, Government of Maharashtra hereby-

- (a) gives a notice announcing its intention to make certain modifications in the said Excluded part of the said Development Plan of **Jintur** as described in the schedule (Part-II) appended hereto, as EP-1, EP-2 etc.
- (b) invites suggestions and objections from any person in respect of proposed substantial modifications within a period of 60 days from the date of publication of this notice in the Maharashtra Govt. Gazette. Any suggestions/objections shall be addressed to the Assistant Director of Town Planning, Parbhani Branch, Parbhani.
- (c) **directs** that the copy of the plan showing proposed modifications in the said excluded parts of the said Development plan of Jintur should be kept open for public inspection of all working days in the office of the -
 - 1) The Assistant Director of Town Planning, Parbhani Branch Parbhani.
 - 2) The Chief Officer, Municipal Council, Jintur, Dist. Parbhani.
- (d) appoints the Assistant Director of Town Planning, Parbhani Branch, Parbhani as an Officer u/s 31(2) of the said Act.
- (e) **directs** the officer i.e. the Assistant Director of Town Planning, Parbhani Branch, Parbhani to give hearing to the persons in respect of suggestions and objections received by him in the stipulated period and to submit his report thereon to the State Govt. as early as possible.

This Notice is also available on Departments web site www.urban.maharashtra.gov.in

By order and in the name of Governor of Maharashtra,



{Shivaji Patankar}

Under Secretary to Government

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Development Plan, Jintur (Revised)
Schedule of modifications of Substantial Nature
Accompaniment of Notification No. TPS-3110/1002/CR-226(B)/2010/UD-30

Dated : 28 April 2011.

Part-II

Proposed Modification to Development Control Rules of Jintur

EP-1: Following New Rule proposed to be added as Rule No. 19.2.1 after Rule No. 19.2.

(As per Government Directives-No.TPS-3108/ 220/ prakra-27/ 2008 /UD-30, Dated 11/06/2008)

19.2.1: Those Open Spaces from sanctioned layouts that are earmarked as existing Open Spaces (in Green colour) on Development Plan are subject to change if respective layouts are revised. If the layout is revised and if Open Spaces are shown elsewhere on Development Plan be treated as Residential Zone with prior approval of the Director of Town Planning, Maharashtra State Pune.

Condition - Open space areas shall be unencumbered and functionable.

EP-2: Following New Rule proposed to be added as Rule No. 19.4.1.2 after Rule No. 19.4.1.1

Layout or Sub-division of Land:

1) For the sub-division of the land admeasuring 2000 sq.mt. and more, following provision shall be compulsorily provided -

- (a) 20-25% area in the form of 30 to 50 sq.mt. plots for EWS/LIG.
- (b) 10% area in the form of 50 to 100 sq.mt. plots.

2) For the layout of the land, admeasuring 2000 sq.mt. and more, following provision shall be compulsorily provided -

- (a) 20-25% tenements shall be proposed for EWS/LIG. Group (30 to 40 sq.mt.) and 10 % tenements shall be proposed for MIG Group (41 to 60 Sq.mt.)

EP-3: Following New Rule is proposed to be added as Rule No.19.4.2.4 after Rule No. 19.4.2.3b

19.4.2.4 Restrictions on change of user of existing Petrol, DIESEL, CNG, etc. pumps :- for the development of sites of existing filling & service station of Petrol, Diesel, Compressed Natural Gas or any other Motor Vehicle Fuel, change of user shall not be permitted.

EP-4: Following New Rule is proposed to be added as Rule No.20.3.4.1 after Rule No.20.3.4 66/4

20.3.4 :- FSI for buildings in co-operative industrial estate.

FSI for buildings in co-operative Industrial Estates in the Industrial Zone shall be 1.00 subject to the following conditions-

- i) Minimum area of co-operative Industrial Estate shall be one hectare.
- ii) All the layout roads in the cooperative Industrial Estate shall have the minimum width of 9.00 metre.

EP-5: Following New Rule is proposed to be added in Regulation No.19.3 :-

Such open spaces with structures, if any, as above shall be handed over to the Association/Society of plot holders. If the possession of open space is taken once by the Municipal Council, then it may hand over such open space for maintenance & construction of amenity as above to the Association/Society of the plot/tenement owners in the said layout. In no case, such open space shall be handed over to other institutions/societies/persons.

Following new special provisions are proposed to be added after the existing Rule No.28

EP-6: Following New Rule is proposed to be added as Rule No 29

Rule No. 29 Additional FSI to Religious Buildings: The additional F.S.I. for religious building may be allowed as given in Appendix 'U'

EP-7: Following new Rule is proposed to be added as Rule No. 30

Rule No.30 integrated housing and slum development program (IHSDP) : IHSDP may be permitted as given in Appendix 'V'

EP-8: Following new use is proposed to be added as No. G-6.1(g) after Appendix G-6.1(8)

The ancillary service industries to be allowed in no development zone for agriculture product, marketing and management:

The planning authority may allow development of ancillary service industries for Agro products of flowers, fruits, vegetables, poultry products, marine products related collection centres, auction halls, godowns, grading services and packing units, knowledge parks, cold storages, utility services, (like banking), insurance service, post office services as service industries for agriculture produce marketing on the land owned by individuals/ organisations after deducting development plan reservations if any , with construction upto a maximum of 20 % (FSI=0.20).

(As per Government Directives-No.TPS-1808/1124 /prakra- 1444/ 08/navi-13. Dated 02-02-2009)

EP-9: Following new rule is proposed to be added as rule No.31.

Rule No.31 Biotechnology Park :

The development of Biotechnology Park may be allowed as given in Appendix 'W'

Additional FSI to Religious Buildings:

The Planning Authority / Special Planning Authority may permit the floor space indices to be exceeded in respect of buildings of religious purpose of registered Public Trust in independent plots by 0.50 FSI subject to following terms & conditions.

- i) The religious building shall be on independent plot.
- ii) No objection certificate shall be obtained from concerned Police Authority and Collector, Parbhani before applying for permission.
- iii) Additional FSI shall be used for religious purpose only. Ancillary residential user may be permissible within 10% of total area. No commercial user shall be permissible.
- iv) The additional FSI shall be permissible to existing authorized religious user subject to structural stability.
- v) No condonation in the required marginal open spaces and parking shall be allowed in of grant of such additional FSI.
- vi) The additional FSI shall be permissible subject to payment of premium of 25% of ready reckoner value of respective year. Out of which 50% shall be paid to Government and 50% shall be paid to the Planning Authority (i.e. Municipal Council).
- vii) The minimum area of plot shall be 500 sqm.
- viii) The proposal shall be consistent with the Development Plan Proposals.

Appendix 'V'

INTEGRATED HOUSING AND SLUM DEVELOPMENT PROGRAM (IHSDP) :

- 1) IHSDP shall be executed by Municipal Council itself. For IHSDP appointment of developer should not be made.
- 2) 2.5 FSI is allowed on the total area of the plot used for INTEGRATED HOUSING AND SLUM DEVELOPMENT PROGRAM (IHSDP).
- 3) All the Development Plan proposals within IHSDP area should be developed while executing above IHSDP.

Appendix 'W'**Biotechnology Park**

Modification No.	Subject	Version of modification
1	Definition	The Biotechnology Units/ Parks shall mean Biotechnology units / parks which are certified by the Development Commissioner (Industries) or any officer authorized by him in his behalf. The biotechnology park and unit / units outside parks shall have minimum land area of 2 acres or 20000 sq.ft built up area. The said requirement of 20000 sq.ft. shall be as per normal permissible FSI and without considering permissible additional FSI/TDR/Free of FSI area.
2	Biotechnology Units /Park to be allowed in Service Industries Zone (I-1)	Biotechnology Units/Park shall be permitted in I-1 Zone and Services Industrial Estates on all plots fronting on roads having width more than 12 meter"
3	Biotechnology Units/Park to be allowed in General Industries Zone (I-2) and Special Industrial Zone (I-3)	"Biotechnology Units/Park shall be permitted on all plots fronting on roads having width more than 12 meter"
4	Biotechnology Units /Park to be allowed in No Development Zone/ Green Zone earmarked in the Development Plan.	<p>Biotechnology units/parks shall be permitted in No. Development Zone/Green Zone subject to following conditions:-</p> <p>(i) Maximum FSI limit shall be 0.20 and as far as possible the development shall be at one place of the total land.</p> <p>(ii) The ground coverage shall not exceed 10% of the area of plot.</p> <p>(iii) Tree plantation shall be done at the rate of 500 Trees/Ha. on the remaining land excluding the built up area and the surrounding open space/utility space.</p> <p>(iv) The maximum height of buildings shall not exceed 24 mt.</p> <p>(v) Essential residential development for the staff/officer's accommodation shall be upto the extent of 33% to of the permitted built up area.</p> <p>(vi) These users shall be permitted in No Development Zone, within a distance of 3 km. from the adjoining developable zone.</p> <p>vii) Development in plots affected by CRZ area, shall be permissible subject to the notification issued by MOEF regarding CRZ.</p>
5	Additional FSI to Biotechnology Units/ Parks	Subject to approval by Director of Industries. The Chief Officer, Municipal Council permit the floor spaces indices specified in these regulations to be

exceeded to the extent of 100% over and above the permissible FSI (including for Biotechnology Units/ Park located in NDZ/Green Zone Agriculture Zone proposed in the Development Plan) subject to following conditions :-

C.3)4

(i) Out of total built up area minimum 90% shall be used for Biotechnology purpose and maximum 10% (by deducting parking spaces) shall be used for ancillary users such as specified in the Govt. Resolution of Industry, Energy and Labour Deptt. No. BTP 2008/CR-1608/IIInd -2, dated 10/2/09

(ii) Additional FSI to Biotechnology units would be available to Biotechnology parks duly approved by the Directorate of Industries and after observance of all the regulation of environment.

(iii) Parking spaces, as per the provision of Development Control Regulation shall be provided subject to minimum requirement of one parking space per 100 sq.mt. built up area.

(iv) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25% of the present day market value of the land under reference as indicated in the Ready Reckoner.

(v) 25% the total premium shall be paid to the Government and remaining 75% amount shall be paid to the said authority.

(vi) The premium so collected by the Planning Authorities shall be primarily used for development/upgradation of offsite infrastructure required for the Biotechnology Parks.

(vii) In the event, the developer comes forward for provision of such off site infrastructure at his own cost, then the said Planning Authority shall determine the estimated cost of the works and shall also prescribe the standards for the work. After completion of the works the said Planning Authority shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the said Planning Authority.

(viii) No condonation in the required open spaces, parking and other requirement prescribed in the regulations shall be allowed in case of additional FSI.

(ix) Development of Biotechnology Park shall be done as per the guidelines issued by Industries Department vide the said resolution.

By order and in the name of Governor of Maharashtra,



(Shivaji Patankar)

Under Secretary to Government